

Town of Kent Planning Board

Approved: August 14, 2014

**Minutes
Town of Kent Planning Board Meeting
July 10, 2014**

Following the Pledge of Allegiance, the meeting was called to order at 7:30 PM by Mr. Michael McDermott, Chairman of the Town of Kent Planning Board.

The following Planning Board members were in attendance:

Michael McDermott, Chairman	Dennis Lowes
Janis Bolbrock, Vice Chairman	Arthur Singer (Alternate)
George Brunner	Charlie Sisto
	Philip Tolmach

Others in attendance:

Bruce Barber, Environmental Consultant	Julie Mangarillo, Engineering Consultant
Bill Walters, Town of Kent Building Inspector	Neil Wilson, Planner

Absent:

Anthony Mastrangelo (Alternate)

• **Approval of Planning Board Minutes from May 8, 2014**

Mr. McDermott asked for a motion to approve the minutes from the May 8, 2014 meeting. The motion was made by Mr. Lowes and seconded by Mr. Tolmach. The motion carried. There were no minutes for June because there was no June meeting or workshop. Mr. McDermott asked for a vote to approve the minutes from the May 8, 2014 meeting and the vote was as follows:

Mike McDermott	<u>Aye</u>
Janis Bolbrock	<u>Aye</u>
George Brunner	<u>Aye</u>
Dennis Lowes	<u>Aye</u>
Anthony Mastrangelo (Alternate)	<u>Absent</u>
Arthur Singer (Alternate)	<u>Aye</u>
Charles Sisto	<u>Aye</u>
Philip Tolmach	<u>Aye</u>
Glenna Wright	<u>Aye</u>

The motion carried.

- **Hilltop Estates (Kent Development Corp), Peckslip Road, Kent, NY; TM: 12.-1-38 & 42**

This was a continuation of a Public Hearing on this project as well as applications for approval of an 11 lot sub-division and erosion control plan. Mr. John Watson represented the owner, Mr. Richard Esposito. Mr. Watson advised the Planning Board that, since the last meeting, he had submitted a final subdivision application, including details required, to the Planning Board. He also submitted plans and the Negative Declaration (attached) to the:

- Putnam County Department of Health
- NYSDEC
- NYSDEP

The NYSDEP has responded back to Mr. Watson, however, he is still waiting for responses from the other two agencies and hopes to have their approvals within one to two months.

Mr. Bruce Barber's Comments (memo attached)

Mr. Barber said that he has reviewed the most recent plans and that prior comments from his May 8, 2014 memo (attached) had been satisfactorily addressed and that there are pending approvals that will be considered as they are submitted to the Town at a later date. His other concerns pertained to the preservation of trees on adjoining property and reducing impacts of drainage from the stormwater basins onto the adjoining property. The applicant has decided to move the stormwater basins ten feet away from adjoining property. Based upon his inspections with their landscape architect, Mr. Barber felt that this is a good solution to the problems. The applicant has also agreed to modify the basins by installing under drains and a clay barrier between the stormwater basins and the adjoining property. Also included in the applicant's new memo is an explanation as to why the stormwater basins need to be placed in the area where they are and he concurs with their reasoning.

Ms. Mangarillo's Comments (memo attached)

Ms. Mangarillo mentioned that in the cover letter there was discussion of the proposed fire protection in the preliminary subdivision approval resolution and the waiver for the length of the cul-de-sac, which was a condition because a water tank is beneficial for fire fighting purposes. The applicant decided that he would rather install individual fire sprinklers in each house, but this plan would have to be approved by the Fire Department. One of the requirements for the clay berm to prevent water from seeping laterally was to install under drains, however, she did not see them in the details. Other comments Ms. Mangarillo had pertained to road design and variations from what's in the code. The roof and cellar drains will have to be approved by the Kent Highway Department if they are to flow into the roadside swale. One of the footing drains (on lot 4) is shown going towards an occupied house and she recommended that an alternate discharge location be selected or that another method be used to prevent seepage onto the adjoining property. She also asked about the \$3,000.00 initial deposit for the maintenance fee for the Highway Department.

Mr. Watson said that the applicant now wants to set up a Homeowner's Association (HOA) and they will self-manage/maintain their drainage system, rather than having the Town of Kent set up a water district. Therefore, the \$3,000.00 initial deposit will not be necessary. Mr. Tolmach asked who would monitor the homeowners' association. Mr. Watson replied that part of the sub-division approval would be that the Town of Kent would oversee that.

Mr. Neil Wilson's Comments (no memo)

Mr. Wilson asked Mr. Watson if the road would be privately owned. Mr. Watson said that the road itself would still be dedicated to the Town and they would own/maintain them and the drainage system alongside of it. The stormwater management easement on the private lot is the only part that would be managed by the HOA. Mr. Wilson confirmed that Town retains ultimate authority to require maintenance of the ponds by the HOA as part of an MS4. Mr. Wilson said that there are outstanding approvals and that the Board has an option to hold a Public Hearing or not on final. He said that he did not expect any significant changes to the plan from the other agencies. He suggested that the Board continue with the review and advised Mr. Watson to have the applicant's attorney begin drafting the documents necessary for the offer of cession, the stormwater easement, stormwater maintenance easement and any other documentation required for approval.

Mr. McDermott asked what another public hearing would be based on and how it would differ from the one held previously. Mr. Wilson said there would no difference unless the other agencies made substantial changes. Mr. McDermott asked if that decision could be deferred until the August meeting and Mr. Wilson said that he would recommend that as well.

Mr. Esposito asked that the Planning Board proceed with the review and approvals as soon as possible because he was hoping to begin construction before winter sets in.

Mr. McDermott asked Ms. Mangarillo to review the following Permit Applications:

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| - Precision Armory
Route 52, Carmel, NY
TM: 33.14-1-10 | Site Plan
Switching Buildings | Status Report |
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Ms. Mangarillo reminded the Planning Board that Precision Armory had received conditional site plan approval at the May meeting and have submitted new plans for final site plan approval and signatures from the Planning Board Chairman, which she has reviewed. One of the main conditions was DOT approval of the change to the curb cuts, which remains outstanding. The new plans had information pertaining to the exterior lighting. She had comments about maximum pole height on the property. Ms. Mangarillo sent an email to the applicant with her comments and is waiting to hear back from them.

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| - Boccia Property
Beach Court, Kent, NY
TM: 21.-1-16 | Erosion Control | Status Report |
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Ms. Mangarillo said that this project involves some overlapping access interests and that she hasn't heard anything new from the applicant.

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| - Lakeview Church
Route 52, Carmel, NY
TM: 33.18-1-14 | Site Plan | Status Report |
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Ms. Mangarillo stated that this project also received conditional site plan approval and is working on achieving final site plan approval. She said that she has been having discussions with Jack Karell about DOT access with the sewer going into the property and the change to the entrance to improve the site distance. Mr. Karell advised her that the DOT and the applicant has come to an agreement regarding the entrance and she is waiting to receive new plans and documentation from the DOT.

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| - Morini Property | Erosion Control | Status Report |
| China Paper Circle, Kent, NY | | |
| TM: 42.18-1-2 | | |

Ms. Mangarillo said that this property is in the Sedgewood Club and needs their approval prior to beginning construction and that she has not heard from anyone regarding this project.

All the following items were discussed at the workshop

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| - Putnam Concrete | Site Plan/Erosion Control Plan | Discussion/Workshop |
| 301 Route 52, Kent, NY | Code Violations | |
| TM: 44.6-1-7 | | |
| - Chapter 66 Code on Bonds | Proposed Change | Discussion/Workshop |
| - Wetland Delineation Form | New Form | Discussion/Workshop |
| - Schedule a Workshop on Wetlands Inspections | | Discussion |

Mr. McDermott asked for a motion to adjourn the meeting. The motion was made by Mr. Brunner and seconded by Ms. Wright. The motion carried. The meeting adjourned at 8:00 PM.

Respectfully Submitted,



Vera Patterson
Planning Board Secretary

cc: Planning Board Members
Building Inspector
Town Clerk